



Loudoun County, Virginia

www.loudoun.gov

Chairman Scott K. York

Board of Supervisors

1 Harrison Street, S.E., 5th Floor, MSC #01, Leesburg, VA 20175

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Wednesday, February 27th, 2013

Mack Gaither
GSA PBS NCR, FBI Project Director

Pat Findlay
FBI Assistant Director, FLS

301 7th Street SW, Room 7600
Washington, DC 20407

Dear Sirs,

Loudoun County, Virginia offers the best combination and selection of site location, access, infrastructure and workforce for the FBI Headquarters consolidation. On behalf of the Loudoun County Board of Supervisors, we offer the full services of Loudoun County to assist and serve your efforts in finding the best solution for the FBI.

The Loudoun County response to the FBI-HQ-RFI points out a number of spacious sites for consideration. Each of these potential headquarter locations include acreage sufficient to enable security and flexibility that will insure long term sustainability and viability. All of the sites are near Dulles International Airport, close to road transportation arteries and most of the parcels are within one mile or less from planned Metro stations. Every one of these properties would position the FBI Headquarters in between Quantico, Washington, DC, Winchester, and Clarksburg. All of these sites will leverage critical infrastructure including unmatched fiber bandwidth, power, water, a deep contractor base, and workforce and quality of life to recruit and retain the best talent for FBI HQ. Many of the FBI Headquarters staff live in Loudoun County currently.

Loudoun County site owners and developer partnerships will respond individually to requests for information and possible future requests for proposals. In the meantime, we encourage the FBI and the GSA to consider the many options offered by the large spacious sites that are located on top of the infrastructure and amenities offered in and by Loudoun County.

Please let us know if we can assist your information gathering and evaluation in any way.

Sincerely,

Scott K. York, Chairman

Loudoun County Board of Supervisors

Response to Request for Information - FBI Headquarters Consolidation

Solicitation Number: FBI-HQ-RFI

Agency: General Services Administration
Office: Public Buildings Service (PBS)
Location: Portfolio Management (WPT)

Mack Gaither
Project Manager
GSA, Public Buildings Service, National Capital Region
301 7th Street, SW, Room 7600
Washington, DC 20407

Submittal by
Loudoun County
Department of Economic Development



Introduction

In response to the GSA FBI-HQ-RFI, Loudoun County submits information in a government-to-government effort to add all possible ideas, information, concepts, and best fit solutions with the most creativity and innovation for the consolidation of the FBI Headquarters.

Background

The FBI since 9/11 has been undergoing growth and transformational shifts. It has aggressively adopted a technology leveraged work style, with a shift towards global task force collaborations. This leaves the FBI in an untenable headquarters situation. The JEH is forty years old, designed for hardcopy storage of fingerprint files and a smaller executive staff. For today's FBI, the JEH is obsolete, housing just 52% of headquarters staff, in a poor, wasteful floorplate design. The FBI HQ executive staff is fragmented over multiple locations, inefficient, with expensive commitments to non-functional leases. This negatively impacts mission, impedes collaboration and coordination, provides inadequate physical security.

A new consolidated FBI Headquarters is required to remedy the current JEH problem. The new headquarters will be selected and designed to provide space, functionality, flexibility, and security within a strategic facility that will not become obsolete as the JEH has become by virtue of its location, space, and design limitations.

The new FBI Headquarters facility will need to feature:

- Suitable space to incorporate the highest level of overall security to the ISC Level V specification, now and for the future.
- Sufficient acreage to design a 2.1 million RSF campus including amenities and parking, with room for growth and renovation for long term sustainability.
- Cost effectiveness expressed in terms of taking delivery of a custom tailored build-to-suit product at the least cost per rentable square foot, for highest value procurement.
- Choice and flexibility in location and configuration without compromise or constraint.

The JEH is obsolete after only 40 years, while the CIA Langley and the Pentagon facilities are still reliably functional after 50 and 70 years respectively.

For a new FBI HQ, obsolete is not an option. Larger site acreage becomes a key determinant for ensuring long term flexibility and sustainability.

Obsolete is Not an Option

Added to the requirements specifically outlined within the GSA FBI-HQ-RFI is the unstated but unavoidable requirement that it is not an option for a new FBI Headquarters to become obsolete quickly, as the JEH has become after only 40 years.

The CIA on 225 acres in Langley is 52 years old with ample room for security, expansion, redevelopment, all within a secure perimeter. The Pentagon on 296 government acres is 70 years old and still effectively evolving through staged renovation.

Sufficient acreage providing ample room to incorporate measures for both security and for long term sustainability and viability should be a key strategic consideration in determining the best site solution for the new FBI Headquarters.

Greenfield for Flexibility and ROI

Greenfield build-to-suit delivers a custom tailored product at the lowest cost per RSF for the highest value procurement. A greenfield project without teardown expenses or redevelopment constraints will complete an ideal product faster and more economically than other projects.

Greenfield offers the least cost and greatest flexibility to incorporate critical design considerations for security and sustainability, without compromise to pre-existing constraints.

Sustainability Through Space

Sustainability planning incorporates security, critical infrastructure protection, continuity of operations, energy and resource self sufficiency and utilization efficiency, and longevity in place.

Considerations include perimeter security and campus element security, room for redundant power solutions, access to internal water sources and water reuse facilities, energy efficiencies designed into secure facilities, and avoidance of obsolescence.

Achieving sustainability in all these measures requires ample space and acreage as a key site requirement.

Sustainability requires spacious acreage to ensure security and integrated functionality now and for the long term future.

Larger site acreage provides flexibility for 2.1 million RSF to be built using low rise structures that are compliant with highest security criteria of ISC Level V.

Loudoun County holds more options and more choices for the best FBI-HQ solution through greenfield sites.

Greenfield sites provide greatest build-to-suit cost efficiencies with least constraints.

For long term viability of 50 to 70 years or more, large space and integrated campus provides sustainability

Loudoun County Site Solutions

As a National Capital Region jurisdiction, Loudoun County desires to assist the GSA and the FBI in any way to identify and deliver the best possible solution for a new FBI Headquarters.

Loudoun County is responding to the FBI-HQ-RFI with an umbrella recommendation to consider multiple sites on their merits for a new FBI Headquarters in Loudoun County :

- Sites of ample size that offer flexibility for designing security and sustainability into the completed project, at least cost for greatest ROI and highest value procurement;
- Sites with enough acreage to ensure the new FBI Headquarters has room to be viable without constraint, for the long term future of 70 years or more;
- Sites that incorporate proximity to major transportation arteries, many with walkable access to planned mass transit stations;
- Owner-Developer partnerships with proven expertise to deliver the new FBI Headquarters site project and also the JEH site urban redevelopment project envisioned in a swap transaction;
- Flexibility of choice with eight or more sites that embody these criteria for GSA and FBI consideration, presenting multiple opportunities best suited for the desired solution.

Individual Site Examples

These sites are for example consideration. They are not inclusive of all possible Loudoun County sites that the GSA and the FBI may want to consider. The owners of the sites below may or may not respond to the GSA FBI-HQ-RFI. The owners of the sites below may or may not respond to a possible subsequent definitive GSA FBI-HQ-RFP.

SITE	ACRES	METRO PROXIMITY
Dulles World Center	75 acres	Less than 1 mi.
West Dulles Station North	88 acres	Less than 1 mi.
International City	260 acres	Less than 1 mi.
DuPont Fabros	233 acres	Less than 1 mi.
Loudoun Parkway	127 acres	Less than 1 mi.
Moorefield Station	387 acres	Less than 1/2 mi.
Northwoods	301 acres	1.5 mi.
Stonewall	208 acres	4 mi.

Loudoun County is a vital partner within the National Capital Region and the Metropolitan Washington Council of Governments.

Loudoun County submits an umbrella recommendation of choices for county sites that offer spacious greenfield close to Silver Line metro stations.

Larger acreage greenfield sites provide the greatest capacity for security and for longevity, at least cost and highest value procurement.

At least eight Loudoun County sites are suitable for FBI-HQ consideration, offering least-cost greenfield development potential.

Quality of Life

Locating the FBI HQ in Loudoun County will enable the Bureau to attract and retain the most competitive workforce to key headquarters assignments. Loudoun County quality of life for workforce employees and families means that Bureau headquarters assignments will become more appealing. Low cost of living compared to Fairfax and DC means that employees won't be looking at a net pay cut to accept headquarters assignments. An FBI Headquarters in Loudoun will maximize the amenities and minimize the financial hardships for all incoming Headquarters supervisors, improving morale, recruitment, retention, and competitiveness.

Quality of life means that FBI employees won't turn down HQ tours, enabling the FBI to attract the best and brightest to HQ assignments

Integrated Campus

Integrated facilities within a consolidated campus require large spacious sites. A campus design could include main office complex, TDY dormitory close to Dulles International Airport, cyber data center leveraging Loudoun's bandwidth, or shooting Q facility, with ample room for parking so that headquarters staff isn't forced to carpool even when their task requires work outside of 9am-5pm hours.

Integrated facilities in a campus complex ensure sustainability and long term viability

Workforce Synergy

Loudoun County's workforce is highly educated with 59% having bachelor's degree or higher. The average age in Loudoun is just under 35, and around half of our population is aged 25-54. The median household income is \$120,000, highest of all counties in the nation. ICT is Loudoun's largest industry cluster, representing 19% of Loudoun's private employment and 21% of Loudoun businesses. \$4.5 billion in federal government contract awards to Loudoun businesses include \$3.6 billion annually from contracts with Defense/Intelligence, Army, Navy, Air Force, all requiring significant security cleared workforce. Consequently, Loudoun's workforce includes a sizeable security cleared employee base. As the USA draws down strength in Afghanistan, contractors in Loudoun County are letting go employees, releasing cleared employees in the technical sectors. As the FBI continues evolving its cyber security mission, Loudoun's security cleared employee base becomes a readily available advantage.

Highly educated, younger, technology proficient, security cleared workforce in Loudoun County will provide the FBI with a deep employee and contractor talent base

Loudoun County Access

All development sites in Loudoun County are less than 30 miles from the nation's capital, with features that are close enough to Washington, DC for convenience, and far enough away from Washington, DC for security and uncongested efficiency.

Loudoun County access includes:

- Dulles International Airport with 296 daily departures to 86 destinations globally, and the largest volume of general aviation traffic in Virginia
- Leesburg Executive Airport with the second largest volume of general aviation traffic in Virginia
- Rt. 28, Rt. 606, and Rt. 772 metro stations in 2018, placing multiple sites within walking distance of metro stations.
- Road transportation infrastructure with Rt. 7, Rt. 267, Rt. 50, and Interstate 66 as east-west arteries, with Rt. 28 and proximity to Interstate 95 and Interstate 81 as north-south arteries.
- Critical infrastructure represented by unparalleled bandwidth carrying 70% of global daily internet traffic, abundant power distribution, ample water and sewer.
- Loudoun infrastructure supports 4.5 million square feet of secure data centers, with unmatched internet access for global collaboration and task forces communication and coordination.
- Critical infrastructure of power, bandwidth, and water will always be upgraded by providers responding to the extensive base of customer demand and competitive forces. The FBI will enjoy these upgrades as they are made by providers.
- Deep contractor base from \$4.5 Billion annual high tech government contracting, highly synergistic to FBI procurement, in ICT, cyber security, advanced technologies.
- Security cleared workforce: Federal government contract awards to Loudoun businesses include \$3.6 billion annually from contracts with Defense/Intelligence, Army, Navy, Air Force, all requiring significant security cleared workforce
- Quality of Life for employees and families
 - Low cost of living
 - Excellent K-12 schools
 - Higher education facilities
 - Extensive parks and recreational resources
 - Balanced natural resources
 - Rural and urban community choices

Less than 30 miles from DC, Loudoun County sites are next to Dulles Airport, major road transportation arteries, and metro Silver Line stations.

Loudoun County infrastructure includes airport and roadway logistics resources, plus bandwidth, power, and water resources that support more than 4.5 million square feet of secured data centers.

County GDP that includes more than \$4.5 Billion in high tech government contracting is synergistic with FBI contracting and procurement needs

Loudoun's strong jobs economy and quality of life attract the best technology workforce for employers.

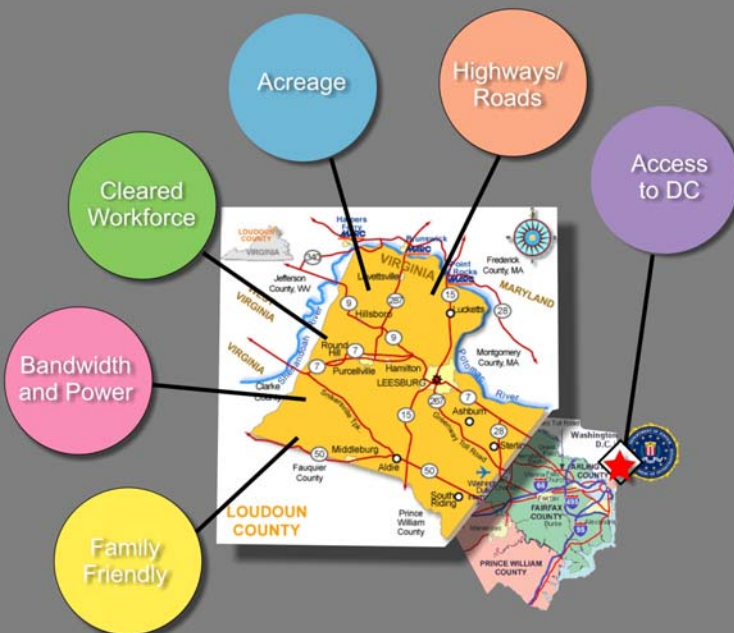
Loudoun County: Trusted Home to Many Federal Agencies

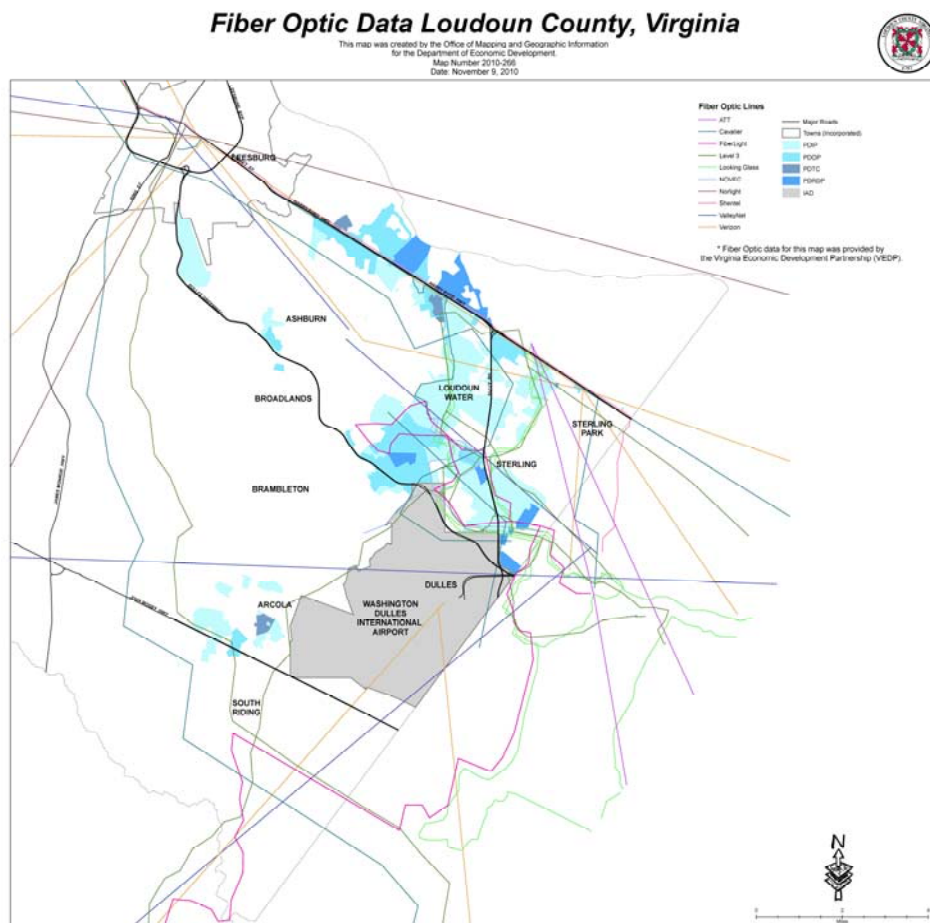


Loudoun County has long been a trusted and successful facility location to many federal government, defense, and intelligence efforts

Loudoun County is selected by federal government, defense, and intelligence agencies because of ideal greenfield site sites, transportation amenities soon to include Silver Line Metro, fiber bandwidth carrying more than 70% of daily global internet traffic, abundant power and water infrastructure, talented technology workforce and contractor base, a quality of life that instills employee morale, and convenient central access to regional assets

Loudoun County- Unmatched Infrastructure Support to Federal Agencies





Loudoun County Fiber Providers

AT&T

Cavalier

Fiberlight

Level3

Looking Glass

NOVEC

Norlight

Shentel

ValleyNet

Verizon

*Fiber capacity that
carries at least 70%
of global daily inter-
net traffic*

*Fiber, power, and
water infrastructure
supports more than
4.5 million square
feet of secure data
center facilities in
Loudoun County*

Loudoun County Fiber Providers

Originating with AOL selecting Loudoun County as its headquarters location, fiber bandwidth concentration has continued in Loudoun County continually.

The designed confluence of fiber, power substation deployment, and gray water infrastructure for cooling has led to 70% or more of daily global internet traffic being carried through Loudoun County.

These abundant infrastructure resources, along with Loudoun's technology workforce, has fueled the county's data center development so that now there are more than 40 secured data centers in more than 4.5 million square feet of facility space in Loudoun County today.

Summary

Loudoun County site locations have built-in proximity to: Dulles International Airport; Silver Line Metro stations; traffic arteries; secure clearance workforce; a deep strategic contractor base; unmatched critical infrastructure in terms of bandwidth, power, water; and workforce attracted by Loudoun's people-centric infrastructure with quality of life features.

- For least cost and highest value procurement, for greatest security, for longevity and sustainability, greenfield build to suit development delivers the most advantageous options.
- Security will not be compromised. Obsolete is not an option. For security and for long term sustainability, larger site acreage is a key component.
- Loudoun County has more large acreage greenfield development opportunity and flexibility for greatest choice and least constraint than any jurisdiction under consideration.
- Eight or more expansive greenfield development sites, many within 1 mile of metro stations, are in Loudoun County.
- Loudoun developer partnerships have the depth and breadth of quality project experience, and the financial stability, to successfully deliver a swap project of this scope and scale.
- All sites in Loudoun County deliver unparalleled access to abundant power, bandwidth, potable and processed water, mass rapid transit, road infrastructure, airport infrastructure, and quality of life for workforce attraction and retention.
- 19% of Loudoun County's private workforce is in the technology sector, many of them in security cleared positions.
- All sites in Loudoun County are outside of DC primary downtown target proximities in our post 9/11 threat realities, and are also removed from DC traffic congestion and inefficiencies.

Statement of Limitation

By responding to the GSA FBI-HQ-RFI Loudoun County is providing material solely for informational purposes. This submittal is not to be construed in any way as a tender, an offer, or a bid, neither on behalf of Loudoun County, nor on behalf of any land owner or developer in Loudoun County.

Loudoun County sites offer access, amenities, and large acreage for FBI's long term success

Highest value procurement, sustainability, and security through large greenfield sites

Eight or more large sites in Loudoun present options with greater choice and flexibility for FBI

Loudoun's workforce and contractor base, coupled with Loudoun's quality of life, will surround an FBI headquarters with talent to succeed in all critical missions

Removed from the congestion and target proximity of DC, Loudoun sites are central to regional FBI facilities in DC, Quantico, Winches-

Respectfully submitted,



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Contact

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West Dulles Station North
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West Dulles Properties, Inc.
(703) 788-1501 ericw@westdulles.com

International City
Mr. Chris Antigone
Dulles Gateway Associates
(703) 790-5160 chris.antigone@antigonecompanies.com

DuPont Fabros
Mr. Lammot du Pont
Dupont Fabros Technology
(202) 728-0066 mots@dft.com

30 miles from the Capitol, by Rt.7, or the Toll Road, or Rt. 50, and soon the Silver Line Metro. In Loudoun County, your solution is closer than you think.

Sustainability, security, and integrated functionality: the options of Loudoun greenfield sites give the FBI its best long term solution

Loudoun County holds underlying infrastructure providing abundant access to transportation, bandwidth, power, water, and work-force.

The government of Loudoun County offers its full services to assist and serve GSA efforts finding the best solution for the FBI

Contacts (continued)

Loudoun Parkway
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Akridge Real Estate Services
(202) 207-3918 mgill@akridge.com

Northwoods
Mr. Steve Schmitz
Broad Street Equities LLC
(703) 542-7575 steven.schmitz@bsellc.com

Moorefield Station
Mr. Randolph Sutliff
Claude Moore Charitable Foundation
(703) 934-1147 rsutliff@claudemoore.org

Stonewall
Mr. John Andrews
Stonewall Secure Business Park
(540) 338-9040 andcominv@aol.com

The base of world class developers that have significant investments and projects in Loudoun County is extensive

Individual developers may or may not respond to the FBI-HQ-RFI with Loudoun County parcels

Individual developers in Loudoun County may or may not respond to possible future FBI-HQ-RFP issues

Individual Maps on Pages 13-21

Developers owning parcels in Loudoun County include

Akridge Real Estate Services

Broad Street Equities LLC

Claude Moore Charitable Foundation

Comstock Companies

Dulles Gateway Associates

Dupont Fabros Technology

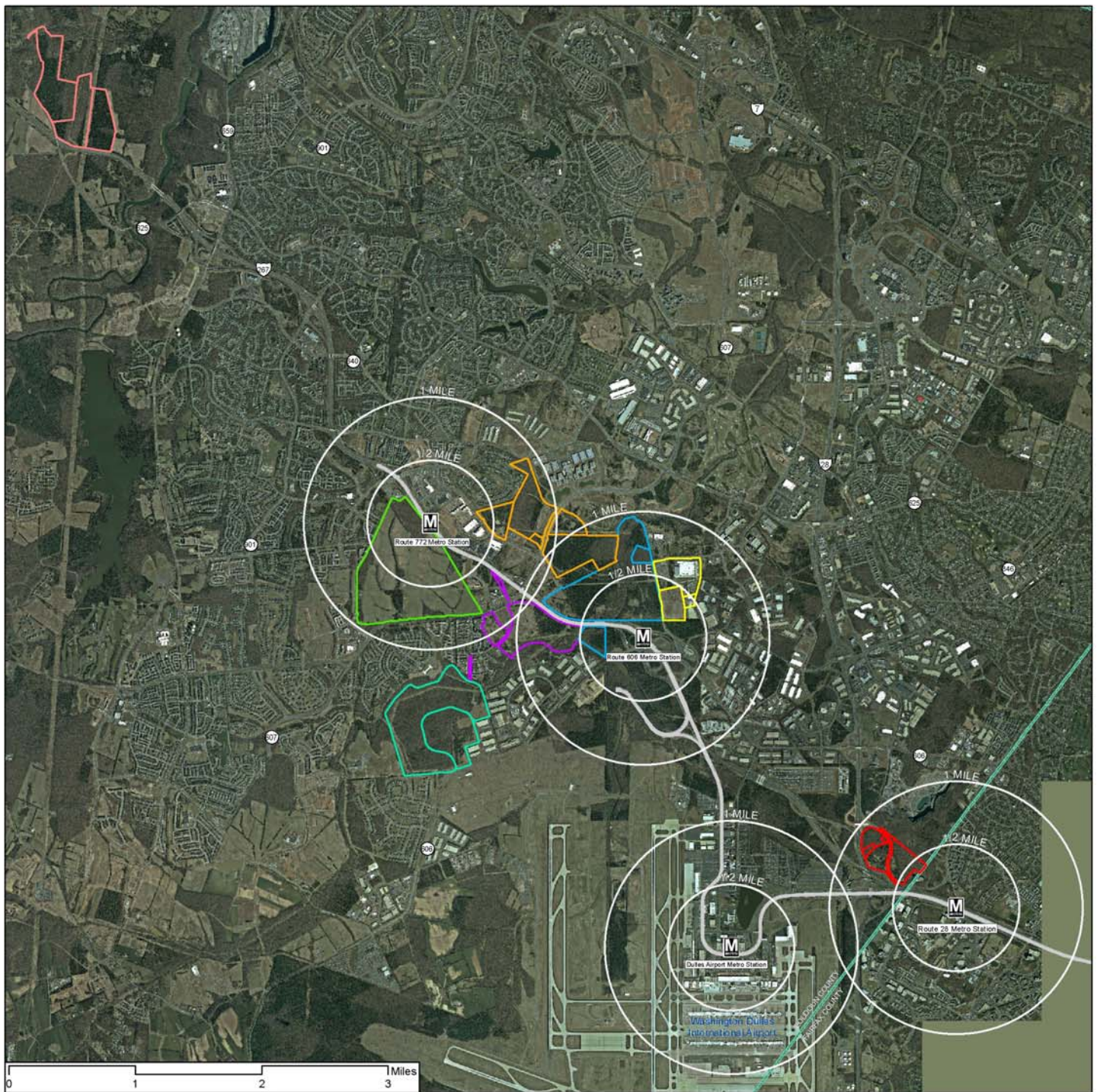
Greenfield Partners

Norton Scott LLC

Stonewall Secure Business Park

The Peterson Companies

West Dulles Properties, Inc.



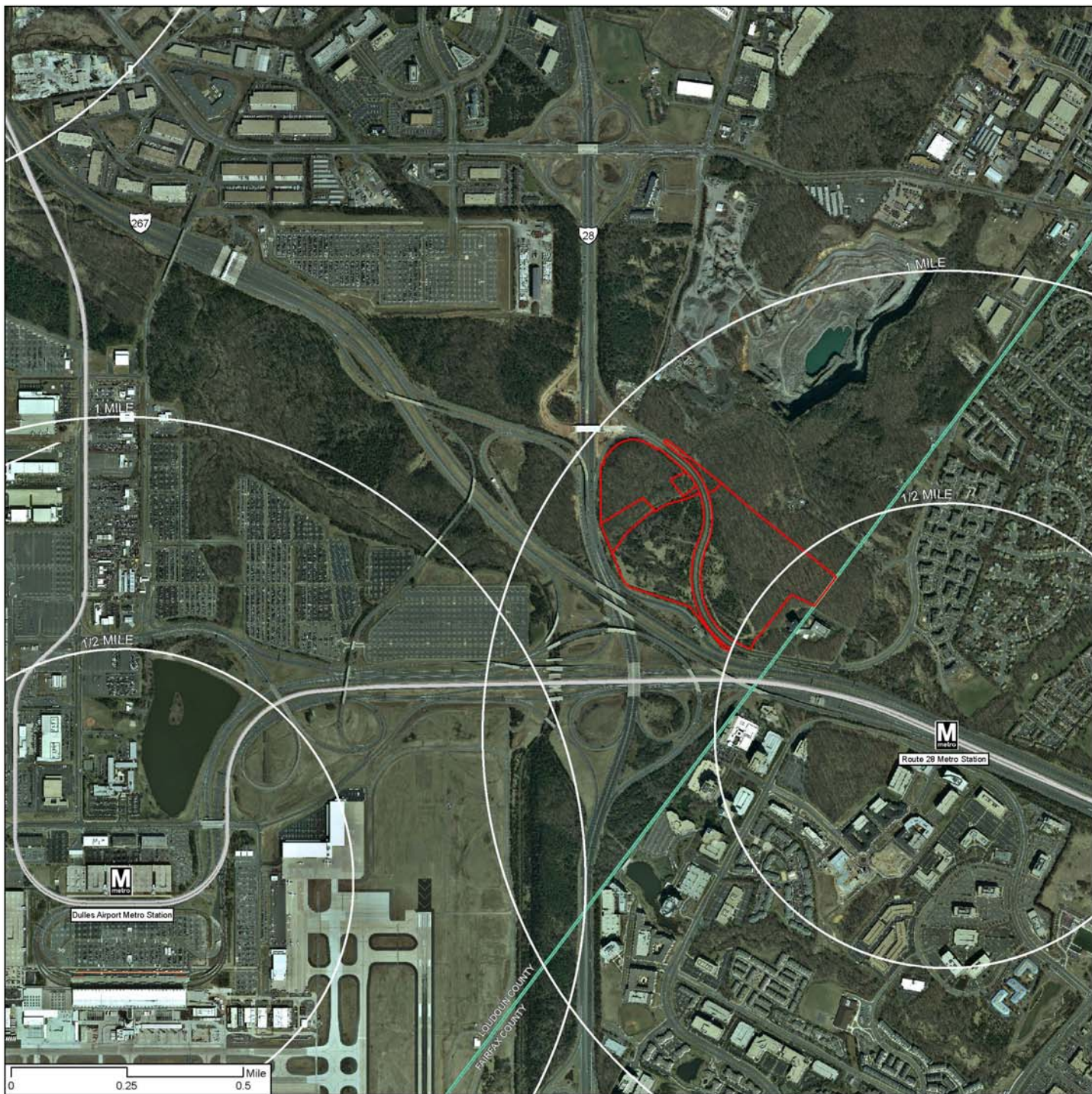
Loudoun County Greenfield Sites

<ul style="list-style-type: none"> + Dulles World Center 75 acres + DuPont Fabros 233 acres + International City 260 acres + Loudoun Parkway 127 acres + Moorefield Station 387 acres + Northwoods 301 acres + Stonewall 208 acres + West Dulles Station North 88 acres + West Dulles Station 28 acres + U.S. Post Office 60 acres 	<ul style="list-style-type: none"> + County Boundary M Proposed Metro Station — Proposed Silver Metro Line
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LOUDOUN VIRGINIA
ECONOMIC DEVELOPMENT
D.C.'s TECHNOLOGY CORRIDOR



Loudoun County Economic Development
1 Harrison St., S.E., Mailstop #63
(703)777-0426

Imagery shown is March 2012; Map #2013-026; Updated 2/26/2013
Map created by Loudoun County Office of Mapping & Geographic Information



Dulles World Center (75 acres)

	Dulles World Center (75 acres)
035258897000	15.42 acres
035257745000	3.44 acres
035262113000	20.04 acres
035264587000	1 acre
035173774000	35.22 acres

	County Boundary
	Proposed Metro Station
	Proposed Silver Metro Line



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West Dulles Station North 88 acres



West Dulles Station North 88 acres

West Dulles Station 28.42 acres

063496156000 28.42 acres

U.S. Post Office 60.05 acres

062198590000 54.92 acres

063402879000 5.13 acres



Proposed Metro Station



Proposed Silver Metro Line



Site distance to J. Edgar Hoover
Building approximately 25-27 miles.

Imagery shown is March 2012

Map #2013-028; Created 2/26/2013

Map created by Loudoun County Office of Mapping & Geographic Information

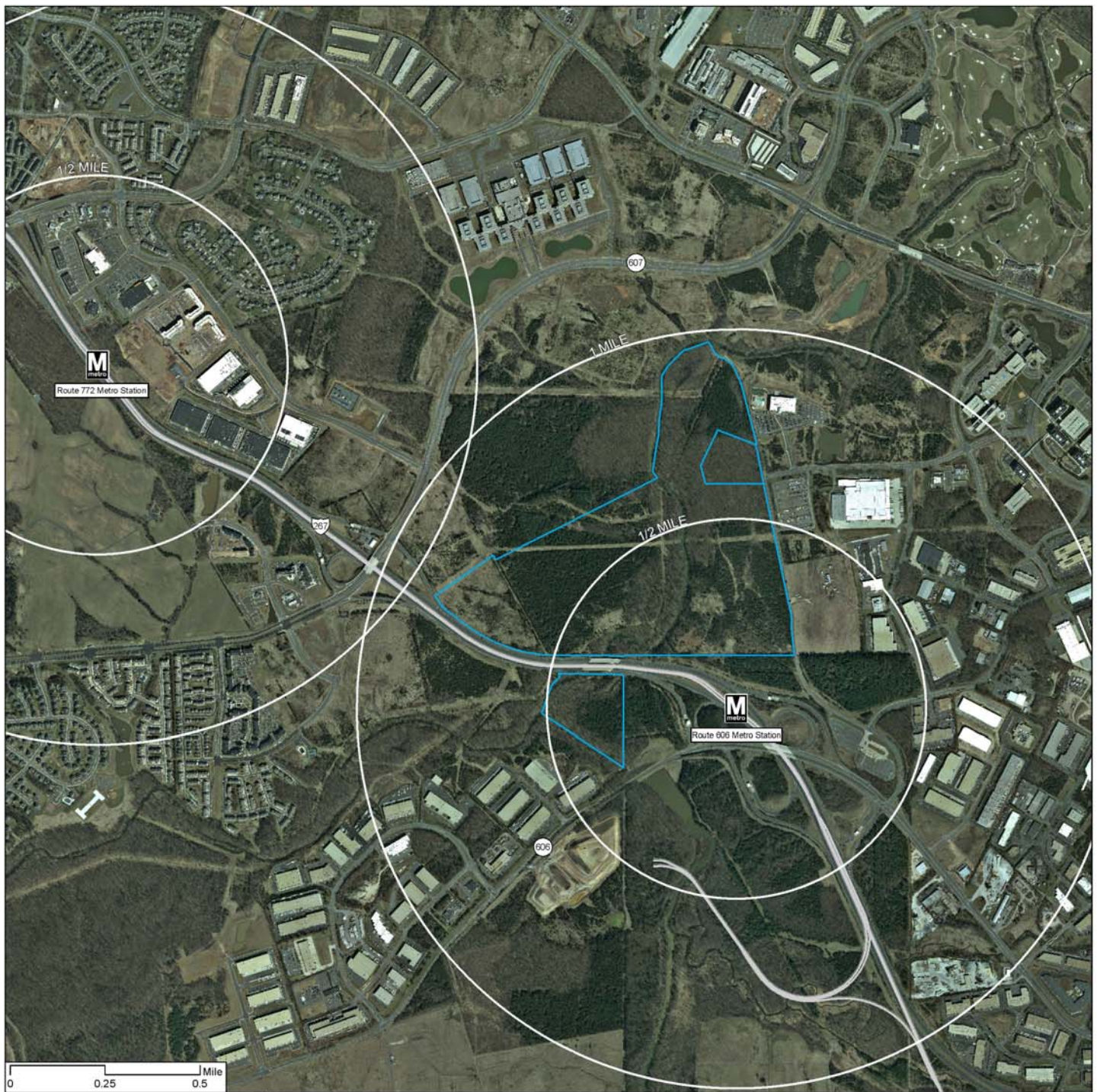


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International City 260.25 acres

 International City 260.25 acres
 062176281000 250.25 acres
 062282871000 10 acres

 Proposed Metro Station
 Proposed Silver Metro Line

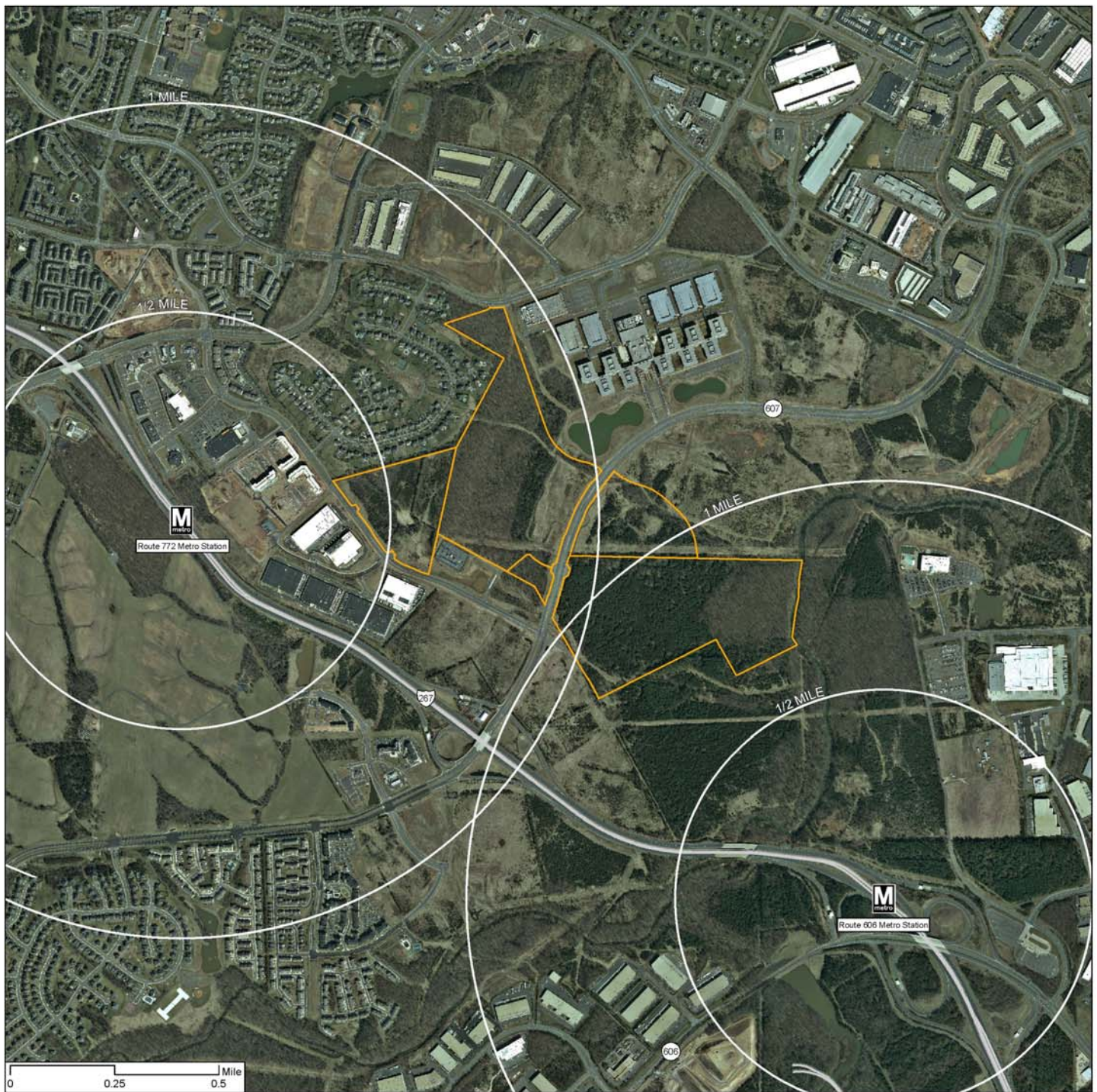


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DuPont Fabros 233 acres

	DuPont Fabros 233 acres
062361210000	96.8 acres
089309997000	26.58 acres
089496285000	78.99 acres
089481925000	30.55 acres

-  Proposed Metro Station
-  Proposed Silver Metro Line



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Loudoun Parkway 127 acres

 Loudoun Parkway 127 acres
090387633000 127.65 acres

 Proposed Metro Station
 Proposed Silver Metro Line



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Northwoods 301 acres



Northwoods 301.63 acres

091257782000 213.25 acres

091363107000 88.38 acres



Proposed Metro Station



Proposed Silver Metro Line



Site distance to J. Edgar Hoover
Building approximately 25-27 miles.

Imagery shown is March 2012

Map #2013-057; Created 2/26/2013

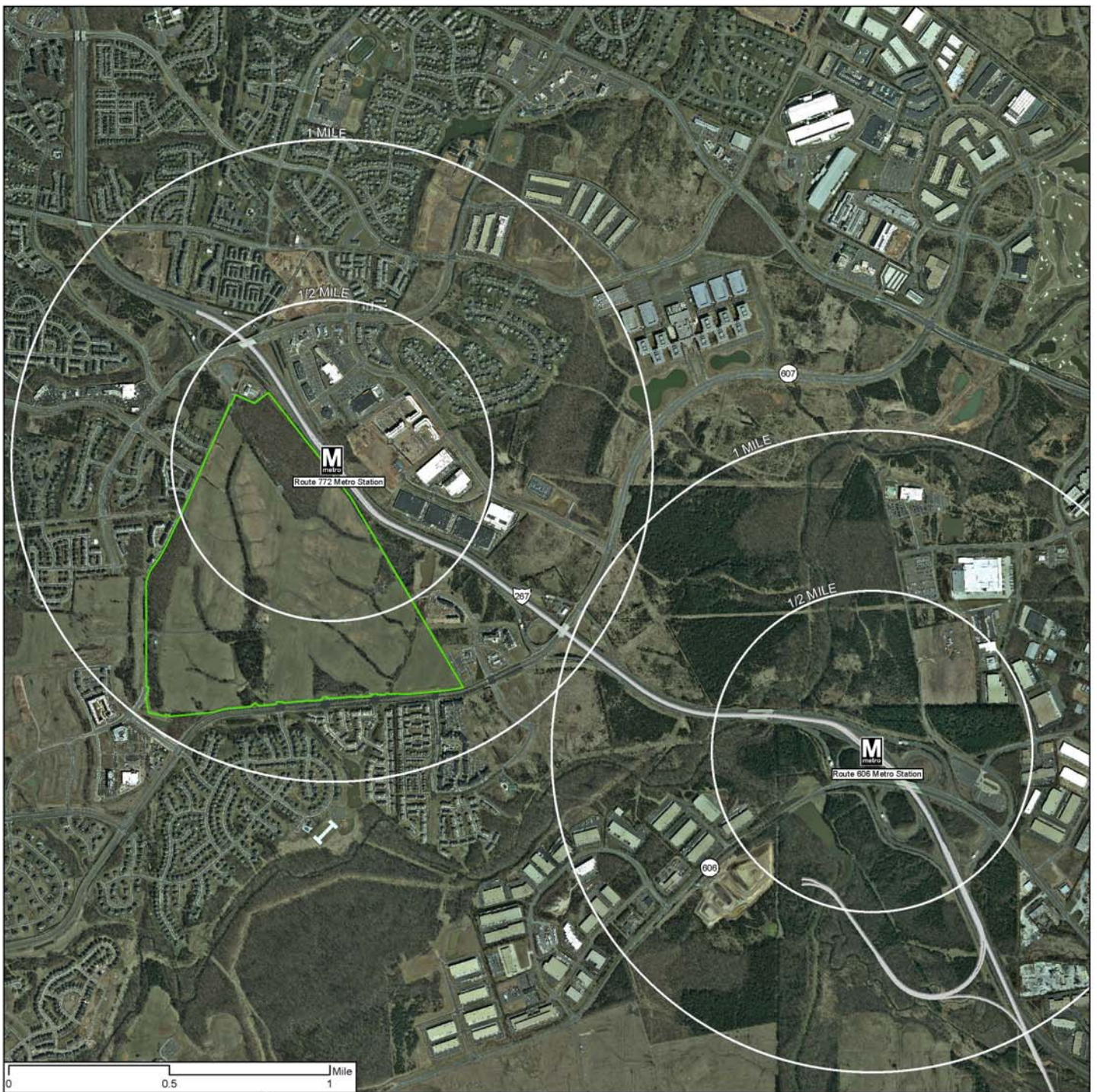
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Moorefield Station 387.37 acres

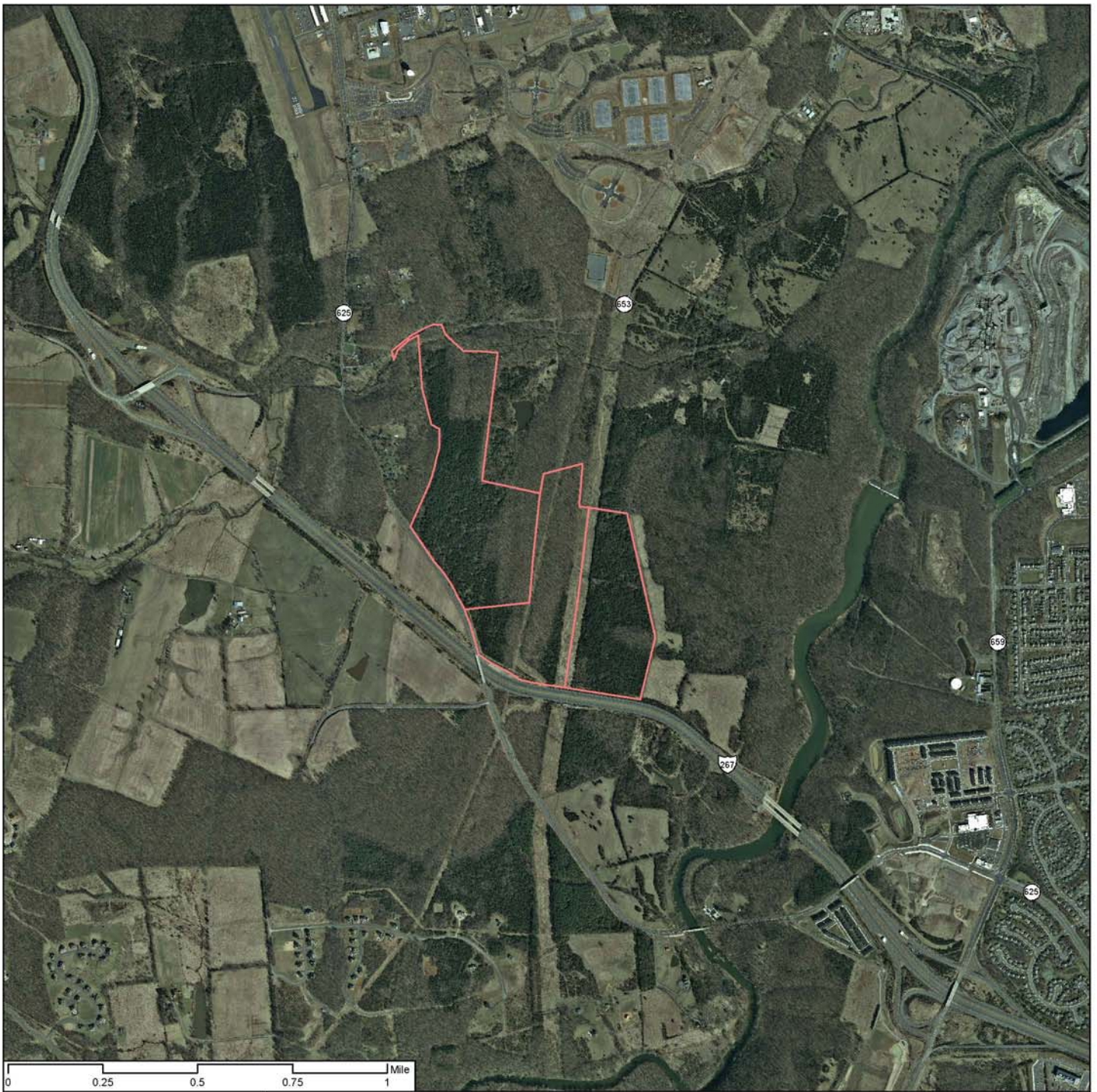
Moorefield Station 387.37 acres
120297420000 387.37 acres

 Proposed Metro Station
 Proposed Silver Metro Line



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Map #2013-032; Created 2/6/2013
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Stonewall 208 acres



Stonewall 208.36 acres

193279018000	94.88 acres
194498227000	53.54 acres
194486020000	59.94 acres



Site distance to J. Edgar Hoover Building approximately 25-27 miles.

Imagery shown is March 2012

Map #2013-048; Created 2/21/2013

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